



December 21, 2006

# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

<b>Call to Order .....</b>	<b>Chairman Sprague</b>
<b>Invocation .....</b>	<b>Tony Atkins</b>
<b>Pledge of Allegiance .....</b>	<b>Brett McGuire</b>
<b>Quorum .....</b>	<b>Chairman Sprague</b>
<b>Approval of Minutes for December 7, 2006 .....</b>	<b>Chairman Sprague</b>
<b>Reading of the Agenda .....</b>	<b>Director Browning</b>
<b>Approval of the Agenda .....</b>	<b>Chairman Sprague</b>

### Old Business

1. **RZ 06-10-04**, Rezone Tax Map 078B Parcel 051I; Tax Map 079 Parcels 039, 040, 041, 042, 043, 044, and 045; and that portion within Columbia County of three parcels listed in Richmond County as Tax Map 022-0-010-02-0, 022-0-025-00-0, and 022-0-010-08-0, for a combined acreage of 31.75 acres located on Flowing Wells Road, Pleasant Home Road, and Windom Josey Trail, from R-2 and M-1 to C-2. *Commission District 2.* [ Application ] [ Map ] [ Staff Report ]
2. **RZ 06-12-03**, Rezone Tax Map 079 Parcel 046, 1.42 acres located at 102 Windom Josey Trail from R-2 to C-2. *Commission District 2.* [ Application ] [ Map ] [ Staff Report ]
3. **RZ 06-12-04**, County-Initiated Rezoning of Various Properties, 51 parcels on Hardy McManus and Three J Road with a combined acreage of approximately 400 acres from M-2 to R-1, *Commission District 1.* [ Map ] [ Staff Report ]
4. **RZ 06-12-06**, Rezone Tax Map 067 Parcel 017, 61.8 acres located at 4935 Hereford Farm Road from R-1 to R-2 RCO. *Commission District 3.* [ Application ] [ Map ] [ R-2 Site Plan ] [ R-2 RCO Site Plan ] [ Staff Report ]

### New Business

- |                         |              |
|-------------------------|--------------|
| <b>Final Plat .....</b> | <b>Staff</b> |
|-------------------------|--------------|
5. **Tommy and Claudia Price**, Gibbs Road Extension, Zoned R-1, 1 lot (lot line relocation), 0.66 acres, *Commission District 3.* [ Map ] [ Site Plan ] [ Staff Report ]
- |                               |              |
|-------------------------------|--------------|
| <b>Preliminary Plat .....</b> | <b>Staff</b> |
|-------------------------------|--------------|
6. **Summerlin II**, William Few Parkway, Zoned R-2 RCO, 62 lots, 20.65 acres, *Commission District 3.* [ Map ] [ Site Plan ] [ Staff Report ]
  7. **Rhodes Farm I Revision**, Evans to Locks Road, Zoned R-1 RCO and R-2 RCO, 69 lots, 55.85 acres, *Commission District 1.* [ Map ] [ Site Plan ] [ Staff Report ]
  8. **Addison Square at Riverwood Plantation**, Riverwood Parkway, Zoned PUD, 3.81 acres, *Commission District 3.* [ Map ] [ Rendering ] [ Site Plan ] [ Staff Report ]



December 21, 2006

# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

### Rezoning..... Staff

9. **RZ 06-12-07**, Rezone Tax Map 073C Parcel 055A, to apply a conditional use for a Residence to existing P-1 zoning district, 0.33 acre located at 140 North Belair Road. *Commission District 3.*  
[ Application ] [ Map ] [ Staff Report ]
10. **RZ 06-12-08**, Rezone Tax Map 068 Parcel 004D, from R-1 to PUD, 1.30 acres located at 274 South Old Belair Road. *Commission District 3.* [ Application ] [ Map ] [ PUD Site Plan ]  
[ Original PUD Site Plan ] [ Staff Report ]
11. **RZ 06-12-09**, Rezone Tax Map 024 Parcels 003 and 004 and Tax Map 014 Map 013B, from R-4 to C-2, 3.54 acres located at 6631 and 6611 Washington Road and 4115 Old Lincolnton Road. *Commission District 3.* [ Application ] [ Map ] [ Staff Report ]
12. **RZ 06-12-10**, Rezone a portion of Tax Map 051 Parcel 003, from R-A and M-1 to PUD, 316 +/- acres located at 577 Baker Place Road. *Commission District 3.* [ Application ] [ Map ]  
[ Site Plan ] [ Revised Site Plan ] [ Staff Report ]
13. **RZ 06-12-11**, Rezone Tax Map 077A Parcel 011F, from C-2 to PUD, 3.73 acres located at 601 North Belair Road. *Commission District 1.* [ Application ] [ Map ] [ Site Plan ]  
[ Revised Site Plan ] [ Staff Report ]

### Items Added to the Agenda

### Final Plat..... Staff

14. **Allen and Gay**, off of Clary Cut Road, Zoned R-A, 3 lots, 73.60 acres, *Commission District 4.*  
[ Map ] [ Plat ] [ Staff Report ]

### Staff Comments ..... Staff

### Public Comments..... Chairman Sprague

### Adjourn ..... Chairman Sprague

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Stephen Brown]	Tom Sprague, Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairwoman
District 4 [Lee Anderson]	Tony Atkins

December 21, 2006



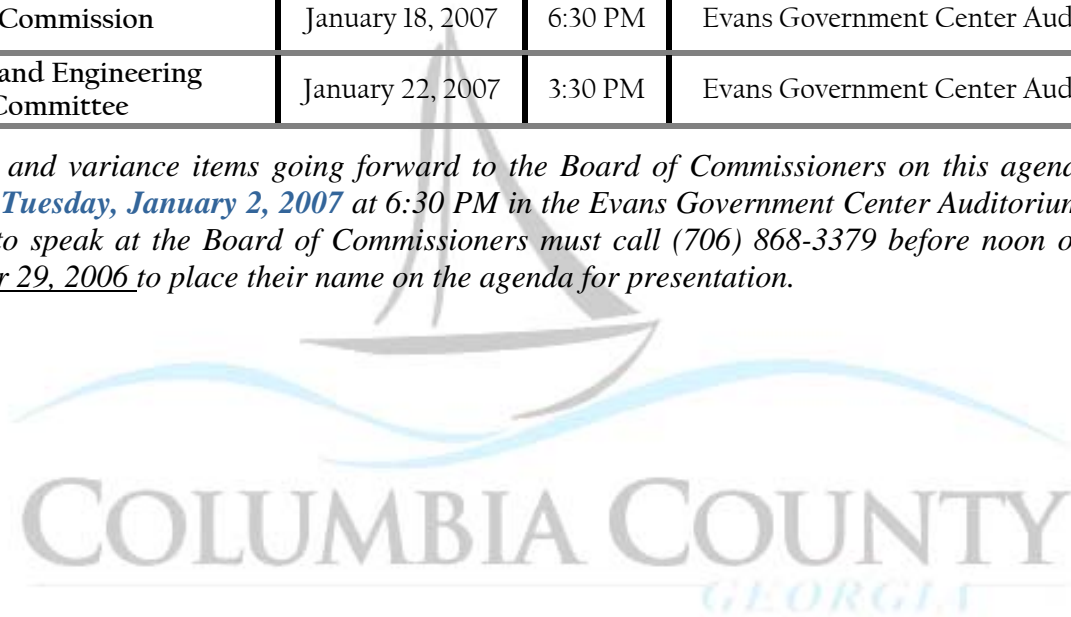
# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

### Meeting Schedule: December 2006-January 2007

Board/Commission	Date	Time	Location
Planning Commission	December 21, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	January 2, 2007	6:30 PM	Evans Government Center Auditorium
Planning Commission	January 4, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	January 16, 2007	6:30 PM	Evans Government Center Auditorium
Planning Commission	January 18, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	January 22, 2007	3:30 PM	Evans Government Center Auditorium

*Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, January 2, 2007** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, December 29, 2006 to place their name on the agenda for presentation.*



# REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from P-1 to P-1 w/conditional use for residence

R-A Residential Agriculture  
R-1 Single family residential  
R-1A Single family residential  
R-2 Single family residential  
R-3 Single family residential  
R-3A Single family residential

R-4 Recreational Residential  
T-R Townhome Residential  
A-R Apartment Residential  
C-1 Neighborhood Commercial  
C-C Community Commercial  
C-2 General Commercial

C-3 Heavy Commercial  
M-1 Light Industrial  
M-2 General Industrial  
P-1 Professional  
S-1 Special District  
PUD Planned Unit Development  
PDD Planned Development District

## PROPERTY LOCATION:

Tax Map # 073 C Parcel # 055 A  
Address 140 N. Belair Road Evans, Georgia 30809 Acreage .33  
Road Frontage 100 feet on the North/South/East/West (circle one) side of  
North Belair Road. Property is approximately 1300 feet from the  
intersection of Columbia and Belair Road. The attached plat for the  
property was prepared by James G. Gwilt Associates and dated October 14, 2005

## PROPOSED USE:

If approved, the property will be used for the following purposes:

professional office with a residence

## APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Marc T. Simons

APPLICANT: Marc T. Simons

ADDRESS: 1844 Champions Circle

ADDRESS: 1844 Champions Circle

CITY: Evans ZIP: 30809

CITY: Evans ZIP: 30809

PHONE #: 706-863-7457

PHONE #: 706-863-7457 (home)  
706-829-9211 (cell)

## DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Marc T. Simons  
Owner's Signature

Marc T. Simons  
Applicant's Signature

Subscribed and sworn to before me on 15<sup>th</sup> day of November 2006  
By: Harry L. Burch Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:

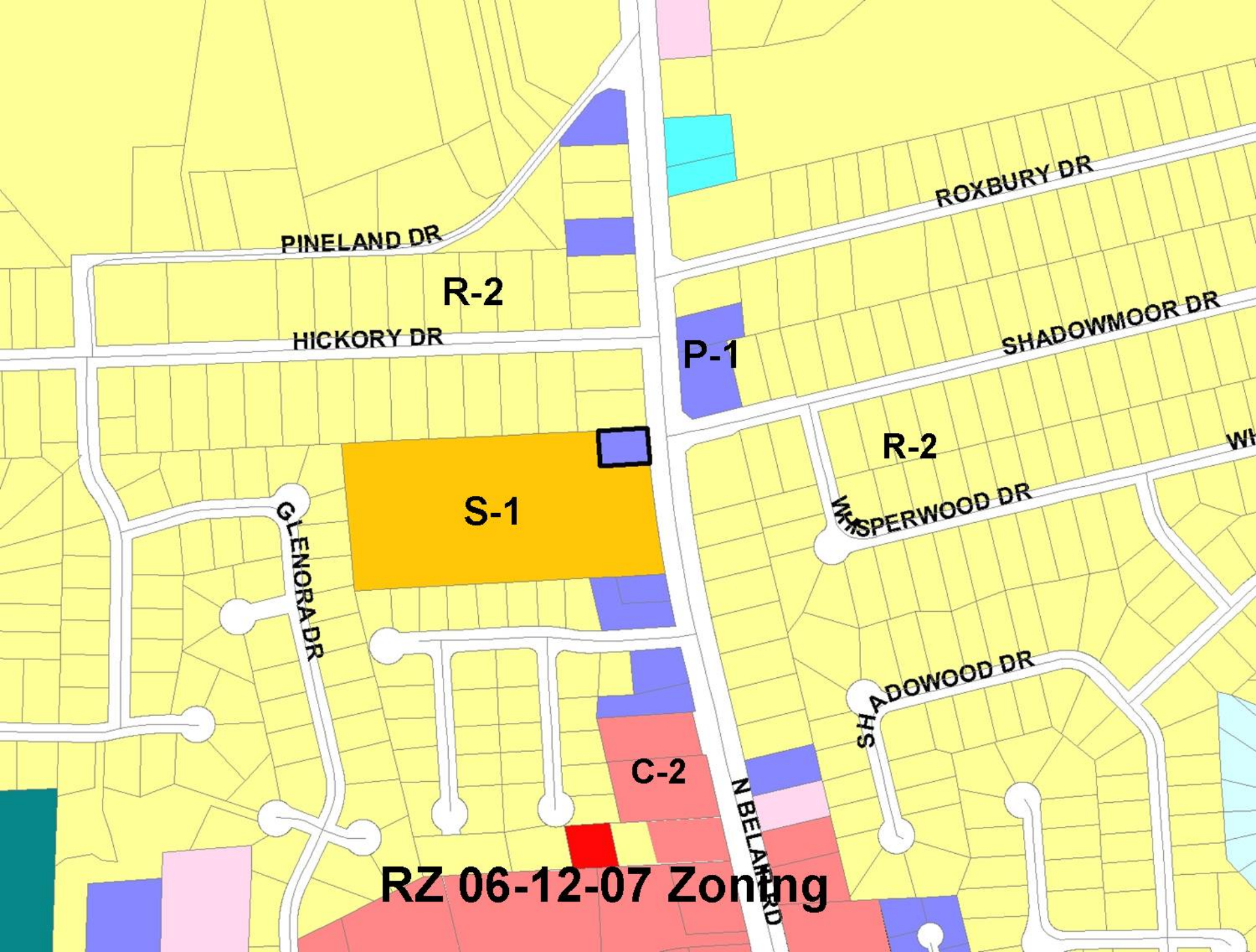
Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive  
Evans, GA 30809

Date Received: 11/15/06  
Public Hearing Date: 12/21 PC 11/21/06 BOC  
File # R206-12-07





PINELAND DR

R-2

HICKORY DR

P-1

ROXBURY DR

SHADOWMOOR DR

R-2

WHISPERWOOD DR

GLENORA DR

S-1

C-2

SHADOWWOOD DR

N BELVEDERE RD

RZ 06-12-07 Zoning



# REZONING

December 21, 2006

FILE: RZ 06-12-07 Conditional Use in P-1 District

<b>Property Information</b>	
<b>Tax ID</b>	Tax Map 073C Parcel 055A
<b>Location/address</b>	140 North Belair Road
<b>Parcel Size</b>	± .33 acre
<b>Current Zoning</b>	P-1 (Professional)
<b>Existing Land Use</b>	Office
<b>Future Land Use</b>	Office and Residential
<b>Request</b>	P-1 (Professional with a conditional use for a residence)
<b>Commission District</b>	District 3 (Ford)
<b>Recommendation</b>	Approve

## Summary and Recommendation

Mr. Marc T. Simons, owner and applicant, seeks approval for a conditional use to allow a residential unit in the P-1 professional zoning district. A residential land use is permitted by conditional use in this zoning district. The property already is zoned P-1 and contains an office structure. The residential unit will be contained in the second floor.

The frontage along Belair Road is suitable for residential dwellings, particularly higher density residential uses. Staff is of the opinion that the mixed use of professional office and residential is also appropriate in that these land uses are compatible.

Staff recommends approval.

## Interdepartmental Review

### Conditions

**Engineering:** The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

**Construction and Maintenance:** Access to be approved by GDOT (SR383).

### Comments

None applicable



# REZONING

December 21, 2006

FILE: RZ 06-12-07 Conditional Use in P-1 District

## Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	Residential use in conjunction with professional office use is appropriate in this area.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The addition of a residential dwelling will have no adverse effect.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The conditional use is compatible with the GMP to place residential and professional offices along Belair Road.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property is being used as currently zoned. The conditional use will include the opportunity for mixed use in this location.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The addition of a residential dwelling will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The use is reflected in current zoning.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The conditional use allows additional utility of the parcel that is in keeping with the GMP.

# REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-1 to PUD

R-A Residential Agriculture  
R-1 Single family residential  
R-1A Single family residential  
R-2 Single family residential  
R-3 Single family residential  
R-3A Single family residential

R-4 Recreational Residential  
T-R Townhome Residential  
A-R Apartment Residential  
C-1 Neighborhood Commercial  
C-C Community Commercial  
C-2 General Commercial

C-3 Heavy Commercial  
M-1 Light Industrial  
M-2 General Industrial  
P-1 Professional  
S-1 Special District  
PUD Planned Unit Development  
PDD Planned Development District

## PROPERTY LOCATION:

Tax Map # 068 Parcel # 004B  
Address 274 S. Old Belair Road Acreage 1.30  
Road Frontage 0 feet on the North/South/East/West (circle one) side of  
N/A. Property is approximately 772 feet from the  
intersection of St. James Place & the ingress/egress esmt.. The attached plat for the  
property was prepared by Southern Land Surveyors, Inc. and dated 9/21/04

## PROPOSED USE:

If approved, the property will be used for the following purposes:

Residential, Single Family

## APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Gary Waters

APPLICANT: Gary Waters

ADDRESS: 427 N. Belair Road

ADDRESS: 427 N. Belair Road

CITY: Evans ZIP: 30809

CITY: Evans ZIP: 30809

PHONE #: (706) 210-0208

PHONE #: (706) 210-0208

## DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). **If yes, a full written disclosure must be submitted.**

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

[Signature]  
Owner's Signature

[Signature]  
Applicant's Signature

Subscribed and sworn to before me on 14 day of November 2006

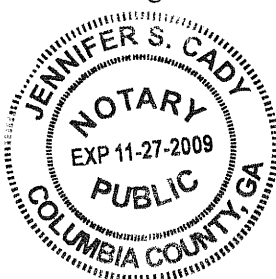
By: Jennifer S. Cady Notary Public

Please return original notarized application with all documents, along with your **\$535.00** application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive  
Evans, GA 30809



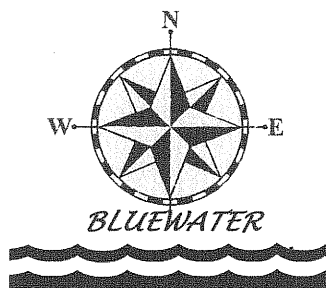
Date Received: \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_  
File # R206-12-08

Project Narrative for  
**~ Grenelefe Park Subdivision ~**  
A Planned Unit Development

Prepared for:

**Gary Waters Real Estate Company  
427 North Belair Road  
Evans, Georgia 30809**

**November 17, 2006**



**Bluewater Engineering Services**

118 N. Belair Road, Suite 2  
Evans, GA 30809  
(706) 364-5220  
Fax: (706) 364-5221  
Project # 111.0.1

## Table of Contents

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## General Information

Grenelefe Subdivision is a proposed 46 lot residential neighborhood to be located on two parcels of land owned by Mr. Gary Waters. The 15.29 acre site is located in Columbia County at 270 Old Belair Road, approximately 148 feet south of the intersection with St. James Place. The development is to reflect the Charleston architectural style, similar to Northridge subdivision on North Belair Road. The homes will be constructed of natural materials and will feature wooden floors, covered porches and two-car, rear entry garages, etc. The homes will range in price from \$250,000 to \$350,000. The owner/developer currently resides on this property and wishes to remain there indefinitely.



*Aerial Location Map*

## Zoning and Land Use

The original 13.99 acre parcel was previously rezoned from R-1 to PUD. The owner subsequently acquired the 1.30 acre parcel with the intention of incorporating it into the development. This new parcel is currently zoned R1 with a proposed future land use of medium density residential. Gary Waters is requesting that this tract be rezoned to PUD. Based on the proposed future land use for the site and surrounding areas, PUD zoning of this property would be consistent with the overall plan for this area. The overall site is bounded on the north and east by R2 zoning while the southern boundary is PUD. R-1 zoning is across Old Belair Road to the west.

Parcel #	Acres	Current Zoning	Proposed Zoning
068 004E	13.99 Acres	PUD	PUD
068 004D	1.30 Acres	R-1	PUD
Total	15.29 Acres		



*Zoning Map*

The Columbia County Planning and Zoning Department defines PUD as follows:

*“The PUD district is established to permit greater flexibility and more creative and imaginative design for the development of residential, commercial and industrial areas than may be possible in the other zoning districts created hereunder. The PUD district is intended to promote a harmonious variety of housing choices, a higher level of amenities and preservation of natural qualities of open spaces. Within the PUD district a variety of housing types and land uses may be permitted in an orderly relationship to one another and to existing land uses, as well as with due regard to comprehensive planning within the county. The PUD district may be permitted only in areas where public water and sewer are available.”*

We believe Grenelefe Park will satisfy all of the PUD requirements listed above. The development would allow the developer to achieve R-2 density, while achieving his goals for the overall development, which include an aesthetically pleasant atmosphere with amenities such as open green space (commons areas), a gazebo, sidewalks on both sides of the street and playground equipment. Both active and passive open space are provided and account for 15% (2.29 acres) of the total area.

As shown on the R-2 concept plan for the development, the site could be developed up to approximately 53 lots if all of the site were used. Therefore, the PUD layout was developed to achieve similar lot density with additional open space. The development will consist of typical lots being 9,101 square feet at a width of 75 feet. The lot density is 3.00 lots per acre. Overall, the layout provides for equivalent density to the R-2 concept plan. PUD zoning is being requested to achieve a unique character for the development.

Avg. Lot Size (Sq Ft)	Min. Lot Size (Sq Ft)	# Lots	Acres	Lot Density Lots/Acre	Open Space (acres)	% Open Space
9,101	7,500	46	15.29	3.00	2.29	15

*Grenelefe Park Data*

Amenities shall be constructed near the end of roadway construction and before recording of the final plat. All amenities will be in place before 50% of the lots are sold.

**Proposed Construction schedule**

<b>Milestone</b>	<b>Date</b>
Submit for Rezoning	November 17, 2006
Rezoning Approved	January 2, 2007
Engineering design complete (Submit for permitting and request bids at this time)	January 15, 2007
Receive permits & approvals for construction	April 15, 2007
Rough grading complete	June 1, 2007
Water/sewer complete	July 15, 2007
Curb & road work substantially complete	August 15, 2007
Building Construction	August, 2007– May, 2008

\* Note that the above schedule is approximate and is subject to delays due to permitting, weather, contractor delays, etc.

**Wetlands & Floodplain**

No wetlands exist on the site. Based on a review of the Flood Insurance Rate Map for Columbia County, this property does not reside within the 100 Year Flood Plain.

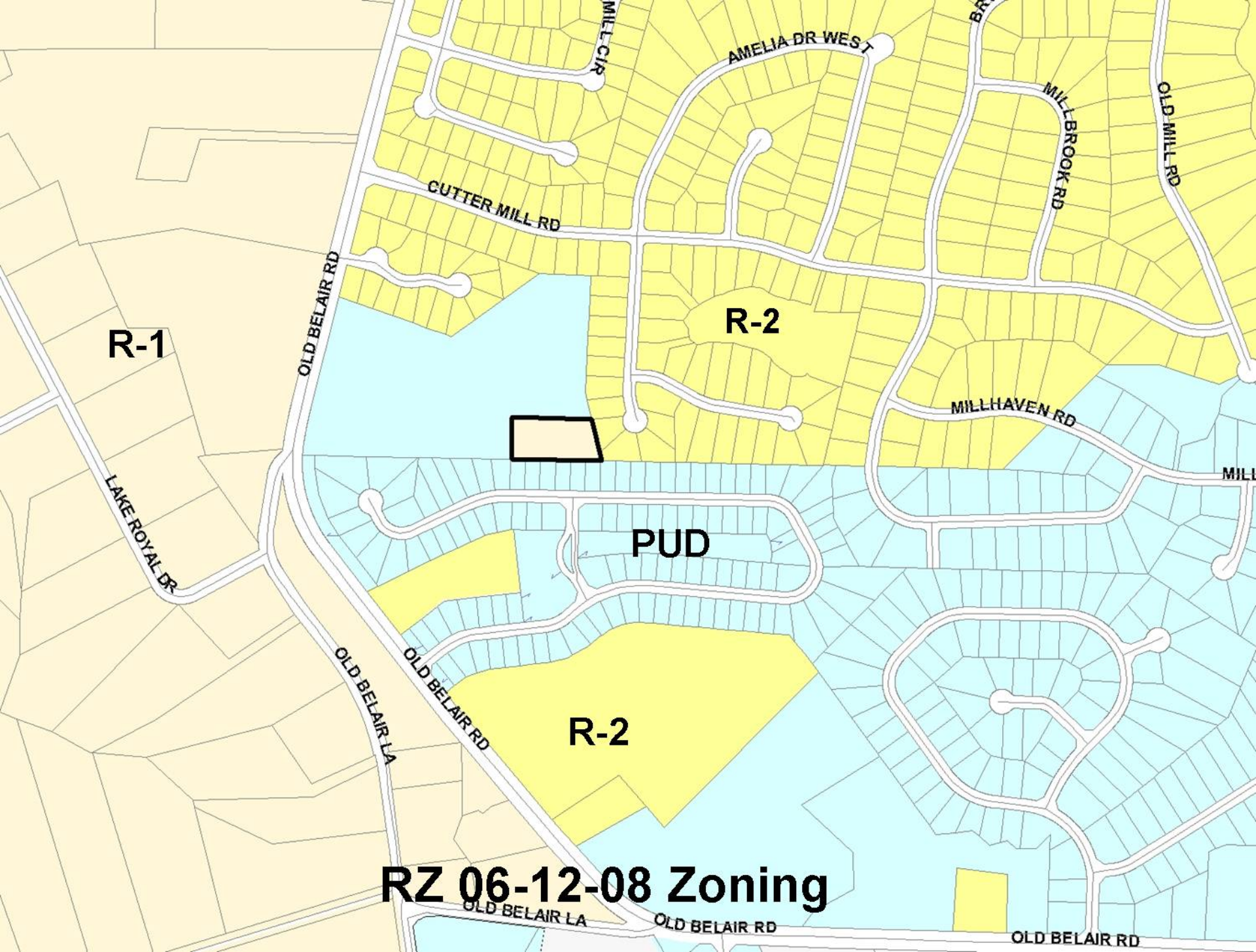
## Public Utilities

Water supply to the site is available from Columbia County via an existing 10" water main along Old Belair Road. An 8" county sewer line is presently available near the site.



## Utility Map





R-1

R-2

PUD

R-2

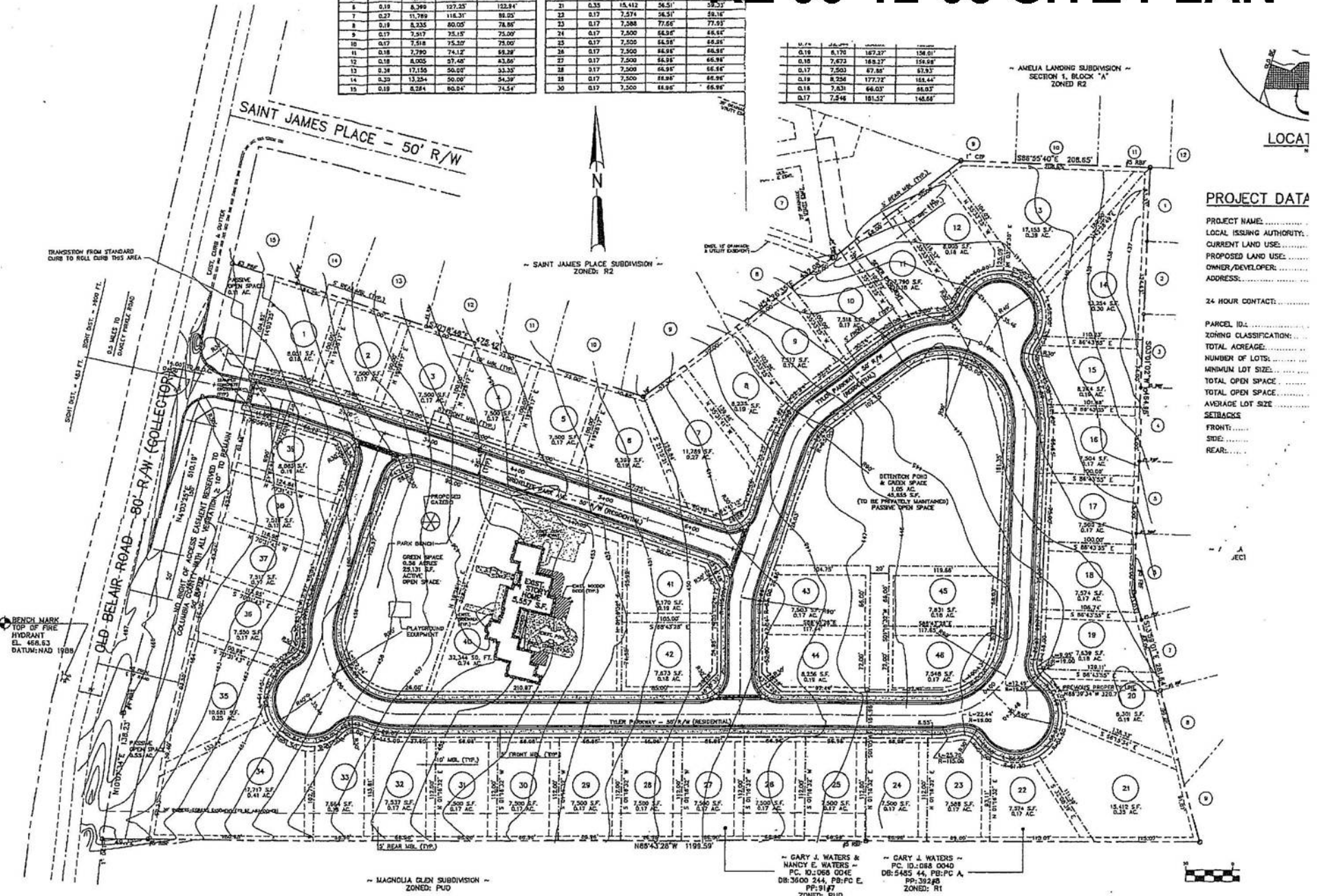
RZ 06-12-08 Zoning



# RZ 06-12-06 SITE PLAN

5	0.17	7,500	75.00'	75.00'
6	0.18	8,399	127.25'	123.84'
7	0.27	11,789	118.31'	88.25'
8	0.18	8,335	80.00'	78.88'
9	0.17	7,517	75.15'	75.20'
10	0.17	7,518	75.30'	75.00'
11	0.18	7,790	74.12'	68.28'
12	0.18	8,005	37.40'	43.86'
13	0.38	17,150	50.00'	33.35'
14	0.20	13,254	50.00'	34.39'
15	0.19	8,284	80.94'	74.54'

0.18	8,170	167.27'	156.01'
0.18	7,672	168.27'	156.98'
0.17	7,503	67.88'	67.93'
0.19	8,756	177.72'	165.44'
0.18	7,821	64.03'	68.07'
0.17	7,548	191.52'	146.68'



## PROJECT DATA

PROJECT NAME: .....  
 LOCAL ISSUING AUTHORITY: .....  
 CURRENT LAND USE: .....  
 PROPOSED LAND USE: .....  
 OWNER/DEVELOPER: .....  
 ADDRESS: .....

24 HOUR CONTACT: .....

PARCEL ID: .....  
 ZONING CLASSIFICATION: .....  
 TOTAL ACREAGE: .....  
 NUMBER OF LOTS: .....  
 MINIMUM LOT SIZE: .....  
 TOTAL OPEN SPACE: .....  
 AVERAGE LOT SIZE: .....  
 SETBACKS  
 FRONT: .....  
 SIDE: .....  
 REAR: .....

A  
 JEC

GARY J. WATERS &  
 NANCY E. WATERS  
 PC: 02-088 GOC  
 DB: 3600 344, PB: PC E  
 PP: 91/87  
 ZONED: PUD

GARY J. WATERS  
 PC: 10-088 0040  
 DB: 5485 44, PB: PC A  
 PP: 30288  
 ZONED: R1



~N/F MICHAEL R. RORICK~  
(VACANT)

OLD BELAIR RD. 80' R/W

~ST. JAMES PLACE~  
(RESIDENTIAL)

~AMELIA S/D~  
(RESIDENTIAL)

~AMELIA S/D~  
(RESIDENTIAL)

~N/F DAVID B. SATCHER~  
(RESIDENTIAL)

~MAGNOLIA GLEN~  
(RESIDENTIAL)

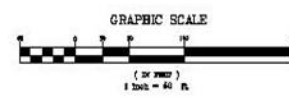
NOTES

1. PROPERTY LINE INFORMATION IS BASED ON A COMPILED DRAWING. FINAL PLAN SHALL BE SUBMITTED FOR A NEW BOUNDARY SURVEY.
2. TOPOGRAPHY AS SHOWN IS TAKEN FROM A 1980 AERIAL PHOTOGRAPH.

# RZ 05-12-05 SITE PLAN

PROJECT DATA

STREET FRONT -	14 ACRES
DEVELOPABLE AREA -	14 ACRES
SIZE	14 ACRES



**BLUEWATER ENGINEERING SERVICES**  
115 N. Belair Road, Suite 2 - Kansas, GA 30142  
OFFICE (706) 944-5520  
FAX (706) 944-5521

DATE	DESCRIPTION
11/28/08	CLIENT REVIEW
11/28/08	RELEASE FOR CLIENT REVIEW
11/21/08	RELEASE FOR ZONING SUBMITTAL

**GARY WATERS**  
COLUMBIA COUNTY, GEORGIA  
PUD LAYOUT



# REZONING

December 21, 2006

FILE: RZ 06-12-08

R-1 to PUD

<b>Property Information</b>	
<b>Tax ID</b>	Tax Map 068 Parcel 004D
<b>Location/address</b>	274 South Old Belair Road
<b>Parcel Size</b>	± 1.30 acres
<b>Current Zoning</b>	R-1 (Single Family Residential)
<b>Existing Land Use</b>	Residential
<b>Future Land Use</b>	Residential
<b>Request</b>	PUD (Planned Unit Development)
<b>Commission District</b>	District 3 (Ford)
<b>Recommendation</b>	Approve

## Summary and Recommendation

Mr. Gary Waters, owner and applicant, seeks rezoning of a 1.30 acre parcel from R-1, single family residential, to planned unit development (PUD). The 1.30 acre parcel is not large enough to be a free standing PUD district (minimum acreage is four acres); in this case the 1.30 acre parcel is being incorporated into an adjoining 14 acre parcel that was recently rezoned to PUD. The site plan incorporates the additional parcel as an integral part of this single family detached residential development. The total number of lots is 46.

The concept remains the same as was proposed when the larger piece of property was zoned PUD. The architecture will reflect the Charleston style; buildings will be constructed of natural materials; the price range of homes will be from \$250,000 to \$350,000. The minimum lot size in the overall PUD is 7,500 square feet.

**Staff recommends approval** with all staff conditions to be included.

## Interdepartmental Review

## Conditions

The same conditions apply to this rezoning as applied to the rezoning of the larger tract of land.



# REZONING

December 21, 2006

FILE: RZ 06-12-08

R-1 to PUD

## Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	Single family residential incorporated into the PUD plan of the adjoining property is the most appropriate use of this property.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The rezoning will not adversely affect any neighboring or adjoining property.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	This rezoning is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property currently is used as residential. The rezoning will allow some increase in density that will be compatible with adjoining residential developments.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The rezoning will cause no adverse effects on public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	This rezoning was anticipated when the adjoining property was zoned PUD.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This rezoning provides logical and beneficial use of the property in question.

**REZONING APPLICATION**

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R4 to C2

R-A Residential Agriculture  
 R-1 Single family residential  
 R-1A Single family residential  
 R-2 Single family residential  
 R-3 Single family residential  
 R-3A Single family residential

R-4 Recreational Residential  
 T-R Townhome Residential  
 A-R Apartment Residential  
 C-1 Neighborhood Commercial  
 C-C Community Commercial  
 C-2 General Commercial

C-3 Heavy Commercial  
 M-1 Light Industrial  
 M-2 General Industrial  
 P-1 Professional  
 S-1 Special District  
 PUD Planned Unit Development  
 PID Planned Development District

**PROPERTY LOCATION:**

Tax Map # 024 Parcel # 003  
 Address 6631 Washington Rd Acreage 1.52  
 Road Frontage 335 feet on the North/South/East/West (circle one) side of Washington Rd  
Washington Rd Property is approximately across feet from the  
 intersection of Washington Rd & Old Irregular Rd The attached plat for the  
 property was prepared by Laure no plat and dated \_\_\_\_\_

**PROPOSED USE:**

If approved, the property will be used for the following purposes:

**APPLICANT AND OWNERSHIP INFORMATION:**

OWNER: DeFoor Land LLC APPLICANT: Hayd DeFoor  
 ADDRESS: 6430 Ridge Rd ADDRESS: 6430 Ridge Rd  
 CITY: Appling Ga ZIP: 30802 CITY: Appling Ga ZIP: 30802  
 PHONE #: 706 541-0637 PHONE #: 706-541-0637

**DISCLOSERS:**

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. no (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Hayd DeFoor  
 Owner's Signature

Hayd DeFoor  
 Applicant's Signature

Subscribed and sworn to before me on 16th day of November 2006

By: Alma J. Ina Notary Public

My Commission Expires 8-24-08

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive

Evans, GA 30809

Date Received: \_\_\_\_\_  
 Public Hearing Date: \_\_\_\_\_  
 File # \_\_\_\_\_

# REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R4 to C-2

R-A Residential Agriculture  
R-1 Single family residential  
R-1A Single family residential  
R-2 Single family residential  
R-3 Single family residential  
R-3A Single family residential

R-4 Recreational Residential  
T-R Townhome Residential  
A-R Apartment Residential  
C-1 Neighborhood Commercial  
C-C Community Commercial  
C-2 General Commercial

C-3 Heavy Commercial  
M-1 Light Industrial  
M-2 General Industrial  
P-1 Professional  
S-1 Special District  
PUD Planned Unit Development  
PDD Planned Development District

## PROPERTY LOCATION:

Tax Map # 024 Parcel # 004  
Address 6611 Washington Rd Appling Ga. Acreage 1.71  
Road Frontage App. 700 feet on the North/South/East/West (circle one) side of  
Washington Rd (Hwy 104) Property is approximately 0 feet from the  
intersection of Old Lincoln Rd & Washington Rd. The attached plat for the  
property was prepared by John Harris and dated 9-1-89

## PROPOSED USE:

If approved, the property will be used for the following purposes:

## APPLICANT AND OWNERSHIP INFORMATION:

OWNER: <u>DeFoe Land LLP</u>	APPLICANT: <u>Lloyd DeFoe</u>
ADDRESS: <u>6430 Ridge Rd</u>	ADDRESS: <u>6430 Ridge Rd</u>
CITY: <u>Appling</u> ZIP: <u>30802</u>	CITY: <u>Appling</u> ZIP: <u>30802</u>
PHONE #: <u>706-541-0637</u>	PHONE #: <u>706-541-0637</u>

## DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. no (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Lloyd DeFoe  
Owner's Signature

Lloyd DeFoe  
Applicant's Signature

Subscribed and sworn to before me on 15th day of November 2006  
By: Monna J Ford Notary Public My Comm. Expires 8-24-08

Please return original notarized application with all documents, along with your \$535.00 application fee to:  
Columbia County Planning and Development Division

P.O. Box 498  
630 Ronald Reagan Drive  
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____



# REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R4 to C-2

R-A Residential Agriculture  
R-1 Single family residential  
R-1A Single family residential  
R-2 Single family residential  
R-3 Single family residential  
R-3A Single family residential

R-4 Recreational Residential  
T-R Townhome Residential  
A-R Apartment Residential  
C-1 Neighborhood Commercial  
C-C Community Commercial  
C-2 General Commercial

C-3 Heavy Commercial  
M-1 Light Industrial  
M-2 General Industrial  
P-1 Professional  
S-1 Special District  
PUD Planned Unit Development  
PDD Planned Development District

## PROPERTY LOCATION:

Tax Map # 014 Parcel # 013 B  
Address 4115 Old Lincoln Rd Appling Ga. Acreage 0.31 Ac.  
Road Frontage 588 feet on the North/South/East/West (circle one) side of  
Old Lincoln Rd (Old Highway 47). Property is approximately 0 feet from the  
intersection of Old Lincoln Rd & Highway 47. The attached plat for the  
property was prepared by ME Reames and dated May 8 1959

## PROPOSED USE:

If approved, the property will be used for the following purposes:

## APPLICANT AND OWNERSHIP INFORMATION:

OWNER: <u>Robert F. Soncrant</u>	APPLICANT: <u>DeFoorland LLC</u>
ADDRESS: <u>3775 Adelia Drive</u>	ADDRESS: <u>6430 Ridge Rd.</u>
CITY: <u>Appling Ga</u> ZIP: <u>30802</u>	CITY: <u>Appling Ga</u> ZIP: <u>30802</u>
PHONE #: <u>706-541-9319</u>	PHONE #: <u>706-541-0637</u>

## DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Robert F. Soncrant  
Owner's Signature

Harold A. DeFoor  
Applicant's Signature

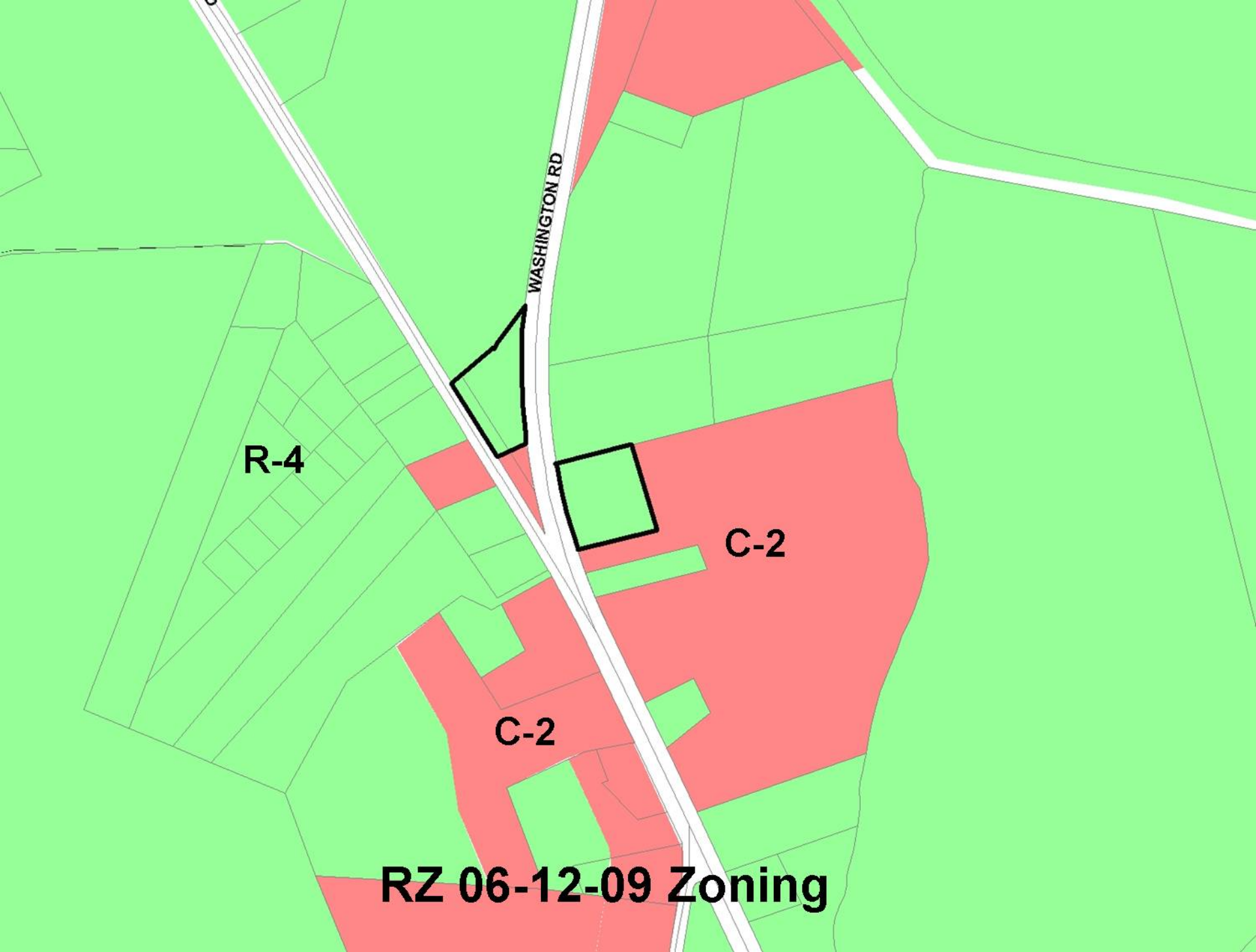
Subscribed and sworn to before me on 15th day of November 20 06  
By: Blumen & Fred Notary Public My Comm Expires 8-24-08

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498  
630 Ronald Reagan Drive  
Evans, GA 30809

Date Received: \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_  
File # 12206-12-09



WASHINGTON RD

R-4

C-2

C-2

RZ 06-12-09 Zoning



# REZONING

December 21, 2006

FILE: RZ 06-12-09

R-4 to C-2

<b>Property Information</b>	
<b>Tax ID</b>	Portion of Tax Map 024 Parcels 003 and 004; Portion of Tax Map 014 Parcel 013B
<b>Location/address</b>	6611 and 6631 Washington Road; 4115 Old Lincolnton Road
<b>Parcel Size</b>	± 3.54 acres
<b>Current Zoning</b>	R-4 (Recreational Residential)
<b>Existing Land Use</b>	Commercial or vacant
<b>Future Land Use</b>	Commercial
<b>Request</b>	C-2 (General Commercial)
<b>Commission District</b>	District 3 (Ford)
<b>Recommendation</b>	

## Summary and Recommendation

DeFoor Land, LLP and Mr. Robert F. Soncrant, owners, and Lloyd DeForr, applicant, seek rezoning of portions of three parcels from R-4, recreation residential, to C-2, general commercial. The area in question is in the far north part of the county near the lake area. The parcels are at the intersection of Old Lincolnton Road and Washington Road, and about 1,300 feet north of the intersection of Ray Owens Road and Washington Road. This general part of the frontage of Washington Road has considerable commercial zoning, some of which is currently used for commercial uses; some of the properties remain vacant. A portion of each of the three parcels in question is already zoned C-2.

Parcels 014 013B and 024 004 are side by side and are situated between Old Lincolnton Road and Washington Road. The southern tip of each of these parcels is currently zoned C-2 and this request would extend the C-2 zoning northward about 375 feet. The best use of both parcels would occur if the two were developed jointly which would provide frontage on both roads. Parcel 014 013B would be particularly benefited because it has a maximum depth of only about 52 feet which will make use of this parcel very difficult unless combined with the adjacent parcel.

Parcel 024 003 is a large (33.24 acres) parcel, most of which already is zoned C-2. A 2.38 acre piece on Washington Road currently is zoned R-4 and contains what appear to be boat sheds. This land use is more appropriately a C-2 type of land use.

Staff would not usually recommend expansion of commercial zoning in this area because there is a larger supply than is currently used. However, all three parcels currently are split by zoning. Parcels 014 013B and 024 004 would be more useful if the zoning were extended to the entirety of the two tracts. The majority of Parcel 024 003 is already zoned C-2 and the portion that remains R-4 contains non residential type of structures. Staff is of the opinion that the rezoning of all three parcels could round out the zoning pattern in this area and could make all of the parcels more usable for commercial purposes.

*A Community of Pride...A County of Vision...Endless Opportunity*



# REZONING

December 21, 2006

FILE: RZ 06-12-09

R-4 to C-2

**Staff recommends approval** with all staff conditions to be included.

## Interdepartmental Review

### Conditions

**Engineering:** The property is located in the Clarks Hill drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, you must have approval from the Georgia EPD.
2. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
3. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
4. Storm water detention will be required unless site improvements result in no net increase in runoff.
5. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
6. Access to the property from SR 47 must be approved by GDOT.
7. A site plan must be submitted to and approved by the County Engineer.
8. All proposed improvements must conform to current county standards.

**Storm Water:** Permanent drainage and utility easements are required. A 20 foot easement is required over all storm water infrastructure.

**Construction and Maintenance:** Access to be approved by GDOT (SR47).

### Comments

**Water and Sewer:** County water is available on a ten inch line on Washington Road. County sewer is not available. This project will not affect the capacity of existing water and sewer infrastructure. There are no future expansion plans for sewer.

**Storm water:** There are no active projects in the area.

**Construction and Maintenance:** This project will not affect the priority of planned road projects. Site distance will need to be checked.

**Health Department:** Must contact Health Department to determine suitability for onsite system.

**Sheriff:** No comments received.

**Green space:** This property is not located in a targeted area for green space. There are no green space program lands in the area.



# REZONING

December 21, 2006

FILE: RZ 06-12-09

R-4 to C-2

## Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The area has a spotty zoning pattern with considerable R-4 and C-2 zoning along Washington Road at these road intersections. The rezoning of these properties could consolidate the commercial presence in this area and establish this location as the commercial core of the lake area.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	Most properties in the surrounding area are vacant or are already zoned and/or used as commercial.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The GMP designates this area as a commercial node for the northern portion of the county. The amount of zoning is in excess of that needed for the Tier IV commercial node.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The properties already have split zoning and two of them already have a commercial presence even though zoned at least partially R-4.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The rezoning of these properties should not overburden any public facilities or services. Sanitary sewer service is not available which will limit what can be done with the properties.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The rezoning of these properties is not contrary to the GMP.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The rezoning of these properties establishes a reasonable balance between the R-4 recreational functions near the lake and the need for commercial services.



**REZONING APPLICATION**

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-A to PUD

R-A Residential Agriculture  
 R-1 Single family residential  
 R-1A Single family residential  
 R-2 Single family residential  
 R-3 Single family residential  
 R-3A Single family residential

R-4 Recreational Residential  
 T-R Townhome Residential  
 A-R Apartment Residential  
 C-1 Neighborhood Commercial  
 C-C Community Commercial  
 C-2 General Commercial

C-3 Heavy Commercial  
 M-1 Light Industrial  
 M-2 General Industrial  
 P-1 Professional  
 S-1 Special District  
 PUD Planned Unit Development  
 PDD Planned Development District

**PROPERTY LOCATION:**

Tax Map # \_\_\_\_\_ Parcel # 051 003  
 Address 577 Baker Place Rd Acreage 350+/-  
 Road Frontage 1 3/4 miles feet on the North/South/East/West (circle one) side of  
Baker Place Rd Property is approximately 0 feet from the  
 intersection of Baker Place & Chamblin. The attached plat for the  
 property was prepared by \_\_\_\_\_ and dated \_\_\_\_\_

**PROPOSED USE:**

If approved, the property will be used for the following purposes:

**APPLICANT AND OWNERSHIP INFORMATION:**

OWNER: Pollard Land Co. APPLICANT: Great Water Homes LLC.  
 ADDRESS: 5863 Washington Road ADDRESS: 236 N Old Belair Rd.  
 CITY: Appling, GA ZIP: 30802 CITY: Grovetown ZIP: 30813  
 PHONE #: 706-541-1343 PHONE #: 706-564-1804

**DISCLOSERS:**

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. \_\_\_\_\_ (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

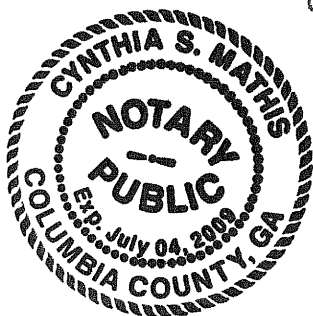
Owner's Signature

Applicant's Signature

Subscribed and sworn to before me on 17<sup>th</sup> day of November 2006  
 By: Cynthia S. Mathis Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:  
 Columbia County Planning and Development Division

P.O. Box 498  
 630 Ronald Reagan Drive  
 Evans, GA 30809



Date Received: \_\_\_\_\_  
 Public Hearing Date: \_\_\_\_\_  
 File # R2 06-12-10



# **HIDDEN CREEK**

**A**

**Residential Development**

**Evans, Georgia**

**Rezoning Narrative**

Revised November 17, 2006

**Great Water Homes, LLC.**

Chad Vickers – President

236 N Old Belair Rd.

Grovetown, GA 30813

706.951.8822 Cell

760.210.1234 Fax

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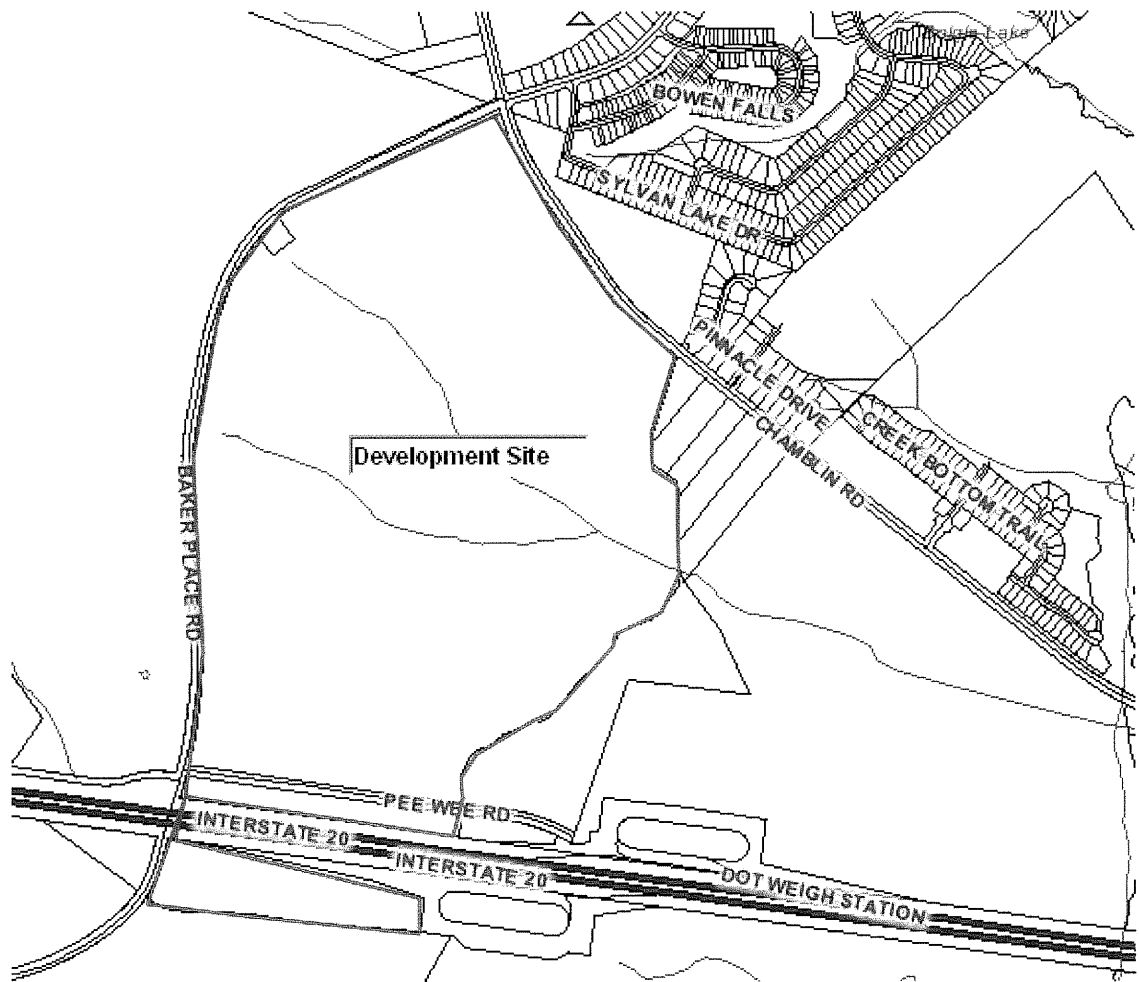
1. Introduction
  - a. Exhibit One – Location Map
  - b. Exhibit Two – Aerial Map
  - c. Exhibit Three – Surrounding Land Uses
  - d. Exhibit Four – Zoning and Density
2. Planning Goals
3. Master Plan
  - a. Exhibit Five – Conceptual Site Plan
4. Street System and Pedestrian Facilities
5. Open Space and Recreational Uses
6. Residential Uses and Guidelines
7. Construction Phasing
8. Summary
9. Attachments
  - a. Rezoning Application
  - b. Sample Elevations and Pictures
  - c. Survey / Plat of Property
  - d. Conceptual Master Plan

## 1. Introduction

Hidden Creek will be a planned mixed used neighborhood where you can live, work and play. It is designed with residents in mind and planned with an honest and ongoing respect for nature and preservation of green space. Each home built will be thoughtfully designed and laid out to complement the natural contours of the land and to incorporate the surrounding landscape which will make each home unique in character and architectural style.

Among the standard amenities you will find here are quality craftsmanship, preservation of the natural landscape, convenience of having shops, offices, a new high school, and recreational areas within walking distance. The homes will consist of gabled roof lines, gracious front porches and exteriors that blend stone, brick, stucco, hardiboard, and cedar shakes with time tested architectural details.

## Exhibit One – Location Map



The total project area is 239+/- (shown on Exhibit Two) and has road frontage on Chamblin Road, Hidden Creek Road and Interstate 20. Also bordered by Ivy Falls on the North, Highmeadows on the North West, and on the East by Chamblin Ridge & Ashbrooke.

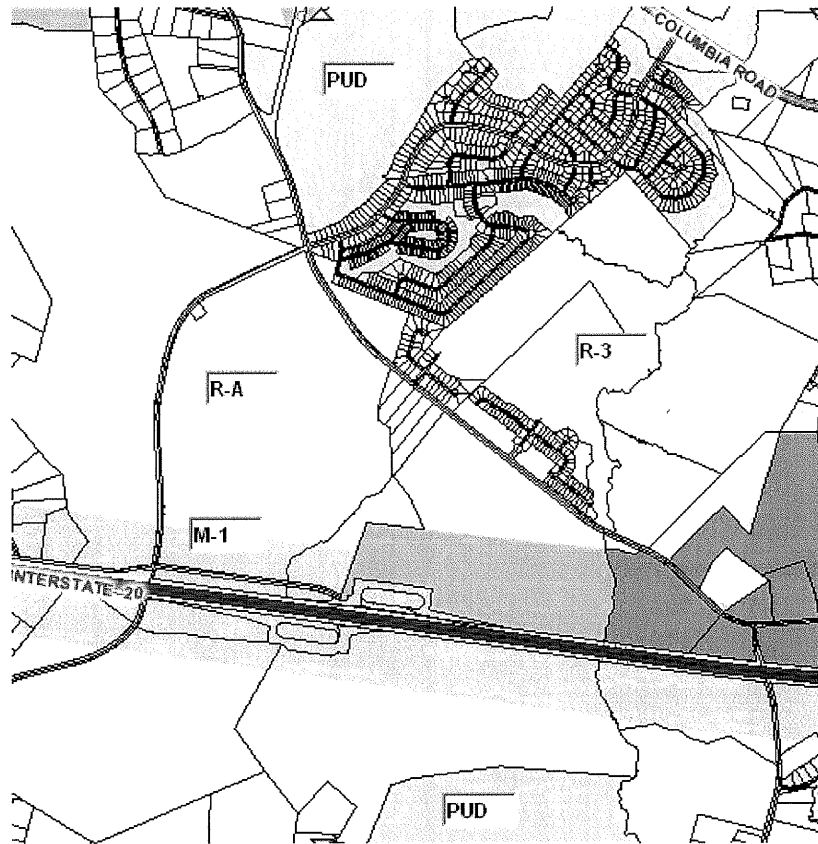
## Exhibit Two – Aerial Map

Great Water Homes, LLC desires to rezone the current R-A zoning to a Planned Unit Development (PUD) which are both defined below.

“The R-A residential-agricultural district is established to provide for rural farm or very low density, nonsuburban development in areas where intensive land development is not desired due to limited ability to provide public services and facilities. The minimum lot size in the R-A district is 2 1/2 acres, with the exception of legal lots of record existing at the time of the enactment of this chapter. The land uses permitted in this district shall be as set forth in section 90-50, and lot and structure requirements shall be as set forth in section 90-53.”

“The PUD planned unit development district is established to permit greater flexibility and more creative and imaginative design for the development of residential, commercial and industrial areas than may be possible in the other zoning districts created in this chapter. The PUD district is intended to promote a harmonious variety of housing choices, a higher level of amenities and preservation of natural qualities of open spaces. Within the PUD district, a variety of housing types and land uses may be permitted in an orderly relationship to one another and to existing land uses, as well as with due regard to comprehensive planning within the county. The PUD district may be permitted only in areas where public water and sewer are available. The land uses permitted in the PUD district shall be as set forth in section 90-97, and lot and structure requirements shall be as set forth in section 90-98. Additional requirements for the PUD district are contained in section 90-182.”

### Exhibit Three – Current Zoning Map



Adjacent properties are PUD and R-3. This plan will serve as the guidance document for the responsible development of the property over the next few years. The plan will also give Columbia County the information required to determine the affect on existing and proposed infrastructure.

The current zoning and densities of approved projects in the area are listed below. Hidden Creek subdivision will be just above the average lot density in the area at 3.20 acre. The Growth Management Plan (GMP) designates this property for medium density residential use, which is defined as 4-6 units per acre.



Exhibit Four – Zoning and Density of Projects

Subdivision	Location	Zoning	Total Acres	# of Lots	Density Lots / Acre
River Birch Landing Sec. I	Hereford Farm Rd	PUD	14.1	65	4.61
Tudor Branch Sec. 4	Columbia Rd	PUD	19	65	3.42
Ashbrook	Chamblin Rd	R2-RCO	115	402	3.50
High Meadows	Chamblin Rd	PUD	171	547	3.20
<b>Hidden Creek</b>	<b>Chamblin Rd</b>	<b>PUD</b>	<b>239</b>	<b>764</b>	<b>3.20</b>
River Birch Landing Sec. II	Hereford Farm Rd	PUD	5.21	14	2.69
Ivy Falls	Columbia Rd	PUD	420	1089	2.59
Chamblin Ridge	Chamblin Rd	R-2RCO	110	259	2.35
Pinebrook Phase II	Hereford Farm Rd	R-2	21.2	50	2.36
Farmington Estates Sec III	Hereford Farm Rd	R-2	19.48	45	2.31
Pinebrook Phase I	Hereford Farm Rd	R-2	19.03	42	2.21
Farmington Estates Sec IV	Hereford Farm Rd	R-2	25.44	56	2.20
Crawford Creek	Hereford Farm Rd	PUD	382.2	798	2.09
Tudor Branch Sec. 3	Columbia Rd	PUD	16	33	2.06
Ivy Landing	Columbia Rd	PUD	41.92	84	2.00
Farmington Estates Sec II	Hereford Farm Rd	R-2	30.5	61	2.00
Iris Glen	Byrd Rd	R1A - RCO	18.31	32	1.75
Millshaven	Hereford Farm Rd	R1A - RCO	26	33	1.27
					45.80
					Avg. 3.05

## 2. Planning Goals

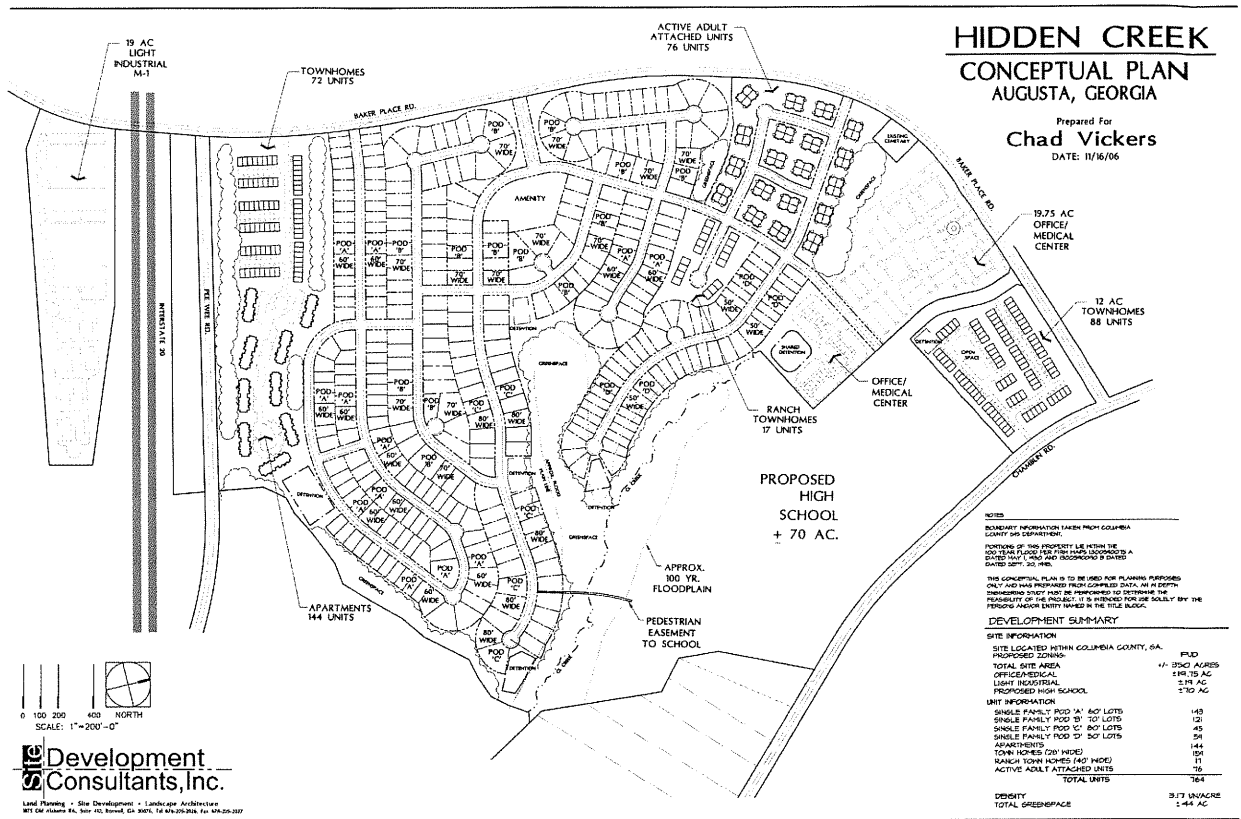
Several planning goals have guided the preparation of the PUD, including but not limited to the following:

- a. Establish a master plan which provides for the highest and best use of the property while maintaining the integrity of the surrounding land uses and complies with the Columbia County Growth Management Plan.
- b. Developing a master plan that is flexible to meet changing market demands yet still providing the connectivity, flow and open space of a planned neighborhood development.
- c. Developing a land use plan that utilizes the natural setting and topography of the site by preserving natural areas and laying out streets and lots to take advantage of the topography and natural surroundings.
- d. Provide for different price points and product types to appeal to multiple consumer profiles.

## 3. Master Plan

The Master Plan for Hidden Creek has achieved the planning goals established. Streets have been laid out to provide connectivity between the various neighborhoods and take advantage of the topography. Green space buffers have been established to protect the integrity of the surrounding property and create boundaries between varying development densities or land uses. The Conceptual Site Plan for Hidden Creek is shown in Exhibit Five.

### Exhibit Five – Conceptual Site Plan



The following paragraphs give a detailed discussion of the proposed land use of each section. Sample elevations and proposed pictures are included in the Attachment section of this narrative.

## Overall Plan – 280 Acres

Access to Hidden Creek Subdivision will be off of Hidden Creek Rd which has two miles of frontage on Hidden Creek Rd. Sewer service will be brought up from Chamblin Rd. Storm water detention will be provided in a new detention pond constructed on-site where needed.

### Pod D Active adult community

Number of Units:	152
Lot Size:	Generally 28ft x 80ft for Town homes
Lot Size:	Single Family Detached 50ft x 100ft
Unit Type:	Detached Single Family& Multifamily
Streets:	Public – 50' R/W with curb and gutter
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.
Buffers:	At minimum, a 50 ft. natural buffer has been provided along the east side rear to maintain the integrity of the surrounding land uses and to buffer from school and commercial property

Unit Size:	1500 sf to 2000 sf
Price Range:	\$150,000 to \$200,000

Pod C & B

Number of Units:	166
Lot Size:	Generally 70ft x 150ft
Lot Size:	Generally 80ft x 150ft
Unit Type:	Detached Single Family
Streets:	Public – 50' R/W with curb and gutter
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.
Buffers:	At minimum, a 50 ft. natural buffer has been provided along the east side rear to maintain the integrity of the surrounding land uses
Unit Size:	2500 sf to 3500 sf
Price Range:	\$250,000 to \$350,000

Pod A

Number of Units:	143
Lot Size:	Generally 60ft x 150ft
Lot Size:	Single Family Detached 50ft x 100ft
Unit Type:	Detached Single Family& Multifamily
Streets:	Public – 50' R/W with curb and gutter
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.
Buffers:	At minimum, a 50 ft. natural buffer has been provided along the west side rear to maintain the integrity of the surrounding land uses
Unit Size:	1800 sf to 2500 sf
Price Range:	\$850,000 to \$250,000

Section 4 Town homes & Apartments

Number of Units:	303
Lot Size:	Generally 60ft x 150ft
Unit Type:	Apartments & Town homes

Club House / Amenities

Over 5.0 Acres of land that will be used for a club house, aquatic center, three lighted tennis courts, green space and playground area.

Medical Center/Critical Care Facility With Professional Office Space

This portion of the property will be the life support for the immediate area. The proposed 19.75 acres will be made up of an assortment of medical, critical care, and professional office space, to accommodate the active adult community.

Nature Preserve, Green space, and Walking Trails

There is 25 acres of green space dedicated to the above to enhance the development as well as conserve wetlands and ponds. There is an abundance of green space preserved for a park. There will also be a walking trail throughout the entire development for the enjoyment of the residence including a fishing pond.

#### 4. Street System and Pedestrian Facilities

The street system includes both public streets and maybe private streets. The public streets will be dedicated to Columbia County and the private streets will be owned and maintained by the individual neighborhood owner associations. The streets will all reflect similar landscaping and lighting. Public streets will conform to Columbia County construction and design specifications. Private streets will conform to Columbia County construction specifications, but may not conform to the Columbia County geometric design specifications in every instance. Landscaping along the street rights-of-way inside the individual neighborhoods will be maintained by the homeowners association

#### 5. Open Space and Recreational Uses

Open spaces, for both passive and active recreational uses, have been incorporated throughout the property. Approximately 25+/- of the 280 Acres have been set aside for open space and natural preserve. Components to the open space program include numerous green space areas, natural buffers, and preserve areas. It is intended that these open spaces and recreational areas be reachable by sidewalks and neighborhood streets. Preservation, wherever possible, of existing vegetation, along with new plant material, will give the development an uninterrupted natural feeling. Some of the green space areas, natural buffers and preserve areas will be owned and maintained by neighborhood associations. While the larger portions of green space will be donated to a land trust or Columbia County for green space conservation.

#### 6. Residential Uses and Guidelines

The proposed development will offer a combination of residential housing types appealing to the broad base of housing needs within the Columbia County and Augusta markets. A variety of densities and product types is proposed to encourage a mix of housing options. The overall plan for Hidden Creek Subdivision has been designed so as to blend, as best as possible, each of these product types with the surrounding uses and character of Hidden Creek Parkway. The lot and tract guidelines have been outlined in Section 3. It is the overall intent of Great Water Homes, LLC to have a quality development of well constructed housing at different price points to meet the needs of the county's growing population.

The single family homes in each section will be consistent with the surroundings and theme of the development.

All homes will be constructed of quality building materials. The homes will consist of gabled roof lines, gracious front porches and exteriors that blend stone, brick,

stucco, hariboard, and cedar shakes with time tested architectural details. Vinyl siding will not be permitted except on soffit, wrapping garage openings and fascia.

#### 7. Construction Phasing

Construction on Hidden Creek will begin immediately upon approval of plans by Columbia County. It is anticipated that sale out of all lots and homes will take four to five years.

#### 8. Summary

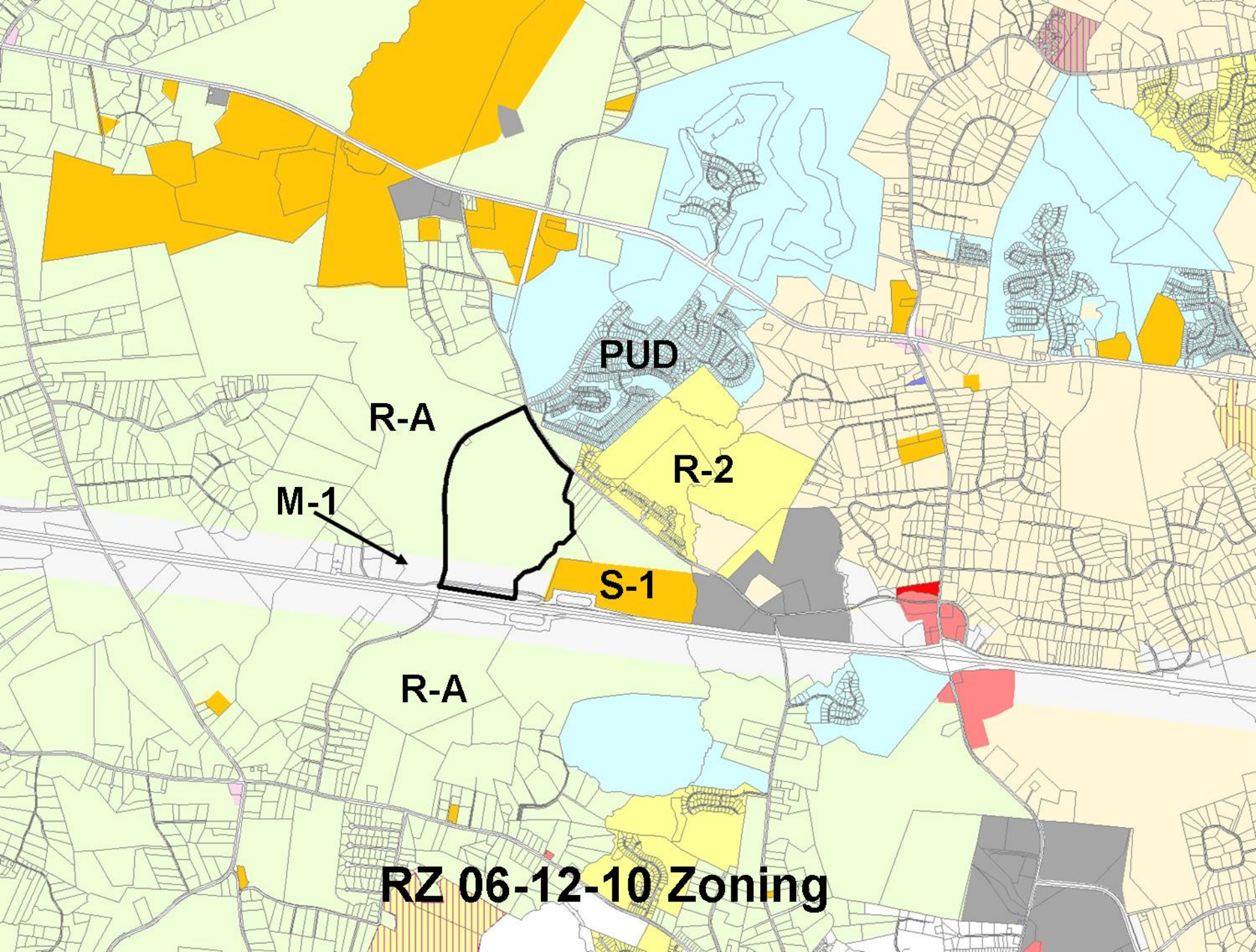
Great Water Homes, LLC is requesting to rezone 280 acres from R-A residential-agricultural district to a PUD. A Site Plan has been prepared creating a residential use development. The proposed PUD includes single family detached houses, multifamily, light industrial, and professional. The overall residential density is 3.20 lots per acre based on the submitted master plan and 25+/- acres of green space.

The PUD plan presented by Great Water Homes, LLC is in compliance with the intent of the Columbia County Growth Management Plan. The PUD plan also provides the seller the highest and best use for their property within the realm of the Zoning Ordinances. This narrative has been prepared in accordance with Section 90-182 of the Columbia County Zoning Ordinances.

#### 9. Attachments

- a. Rezoning Application
- b. Sample Elevations and Pictures
- c. Survey / Plat of Property
- d. Conceptual Master Plan





PUD

R-A

M-1

R-2

S-1

R-A

**RZ 06-12-10 Zoning**

# HIDDEN CREEK CONCEPTUAL PLAN AUGUSTA, GEORGIA

Prepared For  
**Chad Vickers**  
DATE: 11/16/08



**RZ 06-12-10  
SITE PLAN**



# HIDDEN CREEK CONCEPTUAL PLAN AUGUSTA, GEORGIA

Prepared For  
**Chad Vickers**  
DATE 12/19/06



**NOTES:**  
1. ALL INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.  
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.  
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.  
4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.  
5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

## DEVELOPMENT SUMMARY

SITE INFORMATION	
TOTAL DEVELOPMENT	1,220 AC
OFFICE	2.25 AC
ASSISTED LIVING	5.37 AC
RESIDENTIAL	1,212.38 AC
INDUSTRIAL	9 AC
SCHOOL	70 AC
APPROX. FLOOD PLAIN	100 AC
PEDESTRIAN EASEMENT TO SCHOOL	100 AC
APARTMENTS	144 UNITS
TOWNHOMES	188 UNITS
RANCH TOWNHOMES	7 UNITS
ACTIVE ADULT ATTACHED UNITS	76 UNITS
TOTAL UNITS	315 UNITS
DENSITY	2.6 UNITS/AC
TOTAL GREENSPACE	2.44 AC

RZ 06-12-10  
REVISED SITE  
PLAN

**Development Consultants, Inc.**  
1000 Peachtree St., N.E.  
Atlanta, Georgia 30309  
404.525.1234  
www.developmentconsultants.com



# REZONING

December 21, 2006

FILE: RZ 06-12-10

R-A and M-1 to PUD

<b>Property Information</b>	
<b>Tax ID</b>	Tax Map 051 Parcel 003 (Portion)
<b>Location/address</b>	577 Baker Place Road
<b>Parcel Size</b>	± 350 acres
<b>Current Zoning</b>	R-A (Residential Agriculture) and M-1 (Light Industrial)
<b>Existing Land Use</b>	Vacant/agricultural
<b>Future Land Use</b>	Residential
<b>Request</b>	PUD (Planned Unit Development)
<b>Commission District</b>	District 3 (Ford)
<b>Recommendation</b>	

## Summary and Recommendation

Pollard Land Company, owner, and Great Water Homes, LLC, applicant, request the rezoning of 350 acres of property from R-A (residential-agricultural) and M-1 (light industrial) to PUD (planned unit development). The property is bounded by I-20 on the south, Baker Place Road on the west and Chamblin Road and the proposed high school site on the northeast side.

This general area is in a part of the county that has historically been considered the more rural western portion of the county. The R-A zoning has been applied because this area has been perceived to be a part of the more agricultural western part of the county. The M-1 zoning was applied under a policy of placing industrial zoning along the entire stretch of I-20 to a depth of 1,000 feet. Staff questions the validity of that policy and therefore is in favor of an alternative zoning to this M-1 pattern.

Development of the general area began about ten years ago with the Ivy Falls Plantation PUD that is nearing build-out with approximately 1,000 dwelling units. Following that was the Bartram Trail PUD that is underway and proposes 730 dwelling units. More recently the county has approved the High Meadows PUD with 530 dwelling units and a town home development on Columbia Road with 256 dwelling units. In addition several subdivisions have been approved along Chamblin Road. All of these developments combined, including this one, have produced or propose about 4,000 dwelling units in the last ten to twelve years.

Thus, the character of this area has changed significantly recently and to the point where the Bartram Trail Tier II node appears to be developing the residential components much earlier than staff had anticipated when the growth management plan was prepared in early 2006. Contributing to the likelihood of continued rapid development will be the presence of the proposed 2,000 student high school on Chamblin Road.



# REZONING

December 21, 2006

FILE: RZ 06-12-10

R-A and M-1 to PUD

The proponents originally proposed a PUD plan that contained single family, town home and apartment residential development as well as an office and commercial component. Staff advised the developers that we would not support the non residential components. These elements, if they are to be located in this general area of the county, should be located within the Tier II node on Columbia Road. A revised plan has been submitted that removes most of the non residential elements. Their plan calls for 2.5 acres proposed for office development, presumably medically related offices that would function in concert with the assisted living center shown within the site plan.

The narrative statement has not been revised to reflect this change in the development pattern. Staff also finds some differences in the total acreage of the site, the acreage devoted to various uses, and thus the density proposed within the development. Staff's figures indicated that based upon the latest plan, their overall proposed density is 3.48 dwelling units per acre. If staff's figures are correct this development would be one of the most intensive developments in the area and perhaps the densest. The PUD proposes varying lot sizes for single family residential ranging from smaller 60 foot wide lots to more spacious 80 foot wide lots. In addition, the development proposes large components of town homes and apartments that have the effect of increasing the overall density of the development.

Staff is recommending tabling this development so that the narrative can be updated. Further, staff is concerned with the additional 835 units being proposed on a street network that consists of two lane roads. Staff has informed the petitioner that a traffic impact study should be conducted to determine what traffic volumes the road network will be subjected to, how much of that will come from this development, what improvements may be needed, and what of those improvements may be the responsibility of this developer or the county's responsibility.

Typically a dwelling unit will generate about 10 automobile trips per day. The 4,000 dwellings in existence or proposed will generate about 40,000 vehicle trips per day. That is equivalent to the volume of traffic on the busier sections of Washington Road. This developer certainly cannot be held responsible for this total volume increase nor for the total solutions to the traffic issues. However, it is anticipated that this development will be the predominant contributor to additional capacity needs on Baker Place Road, and staff believes some quantifying of those needs is necessary.

The narrative states that the building materials of the residential units will be a blend of stone, brick, stucco, hardiboard and cedar shakes "with time tested architectural details."

**Staff recommends tabling this request** so that the narrative statement can be updated to reflect the change in concept and so that a traffic impact analysis can be prepared if the Planning Commission concurs that this information is needed to review the development.

## Interdepartmental Review

### Conditions

**Engineering:** The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.





# REZONING

December 21, 2006

FILE: RZ 06-12-10

R-A and M-1 to PUD

1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.
2. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, you must have approval from the Georgia Environmental Protection Department.
3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff.
6. A left turn analysis will be required to determine the need for installation of a left turn lane on to Baker Place Road.
7. A deceleration lane, dimensioned for the posted speed limit on both Chamblin Road and Baker Place Road will be required.
8. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
9. A site plan must be submitted to and approved by the County Engineer.
10. All proposed improvements must conform to current county standards.

**Water and Sewer:** The Owner/Developer will be responsible for all costs to extend sewer and/or water to property.

**Storm Water:** Permanent drainage and utility easements are required. A 20 foot easement is required over all storm water infrastructure.

**Construction and Maintenance:** Access and site distance for driveways to be approved by County Engineering Department. Left and right turn lanes may be required due to traffic volume.

**Green Space:** All open space (green space) must be designated as passive or active. All passive open space must be donated to Columbia County Green Space program or put into a conservation easement. This property is located in proximity to a future greenway.

## Comments

**Water and Sewer:** County water is available on a twelve inch line on Chamblin Road. County sewer is available on a fifteen inch line along Euchee Creek. This project will affect the capacity of existing water and sewer infrastructure. It will add a considerable amount of flow to the sanitary sewage system.

**Storm water:** There are no active projects in the area.

**Construction and Maintenance:** This project will not affect the priority of planned road projects.

**Health Department:** Should have county sewer.

**Sheriff:** No comments received.

**Board of Education:** Lewiston Elementary, Columbia Middle School and Greenbrier High School are above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

**Green space:** This property is located in a targeted area for green space. There are green space program lands in the area along Euchee Creek in Ashbrooke subdivision.



# REZONING

December 21, 2006

FILE: RZ 06-12-10

R-A and M-1 to PUD

## Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The proposed use of different forms of residential is appropriate with the accelerated growth in this part of the county. Office and commercial development are not appropriate.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	Most of the surrounding area is still low density residential or agricultural or vacant land. The infrastructure in the area is reflective of this more rural setting. This magnitude of development could exceed the capacity of the utility and street systems.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The development is compatible with the GMP to the extent that the development remains residential in concept and to the extent infrastructure needs can be provided to accommodate the proposed development.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The current R-A zoning is not appropriate as development moves westward and as services are provided to this area. The M-1 zoning is not appropriate due to the lack of access to the site.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	A development of this magnitude could impose excessive or burdensome use of public facilities and services. For that reason approval should be based upon better knowledge of the capacity of the infrastructure, particularly the street network.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The growth management plan contemplated that urbanized development would migrate to this area. The speed at which development is occurring is more rapid than anticipated.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The concept appears reasonable. Questions still remain whether or not the development is too intensive for the level of facilities and services that are available to the area.

# REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from C-2 to PUD

R-A Residential Agriculture  
R-1 Single family residential  
R-1A Single family residential  
R-2 Single family residential  
R-3 Single family residential  
R-3A Single family residential

R-4 Recreational Residential  
T-R Townhome Residential  
A-R Apartment Residential  
C-1 Neighborhood Commercial  
C-C Community Commercial  
C-2 General Commercial

C-3 Heavy Commercial  
M-1 Light Industrial  
M-2 General Industrial  
P-1 Professional  
S-1 Special District  
PUD Planned Unit Development  
PDD Planned Development District

## PROPERTY LOCATION:

Tax Map # 77A Parcel # 11F  
Address 601 N. BELAIR RD Acreage 3.73 ACS  
Road Frontage 258 feet on the North/South/East/West (circle one) side of  
N. BELAIR RD. Property is approximately 175 feet from the  
intersection of EVANS TO LOCKS RD. The attached plat for the  
property was prepared by JAMES G. SWIFT ASSOC and dated 11/8/06

## PROPOSED USE:

If approved, the property will be used for the following purposes:

COMMERCIAL/PROFESSIONAL TOWNHOMES & RESTAURANT

## APPLICANT AND OWNERSHIP INFORMATION:

OWNER: MBH Holdings, Inc. APPLICANT: Bo Slaughter  
ADDRESS: 529 Grand Slam Dr ADDRESS: 1206 INTERSTATE PKWY  
CITY: EVANS, GA. ZIP: 30809 CITY: AUGUSTA, GA ZIP: 30909  
PHONE #: 706-210-7114 PHONE #: 706-868-8803

## DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. Yes - (yes or no). If yes, a full written disclosure must be submitted.

Chairman Don Cross - \$1,000 personally.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

MBH Holdings, Inc.  
Owner's Signature  
President

Bo Slaughter  
Applicant's Signature

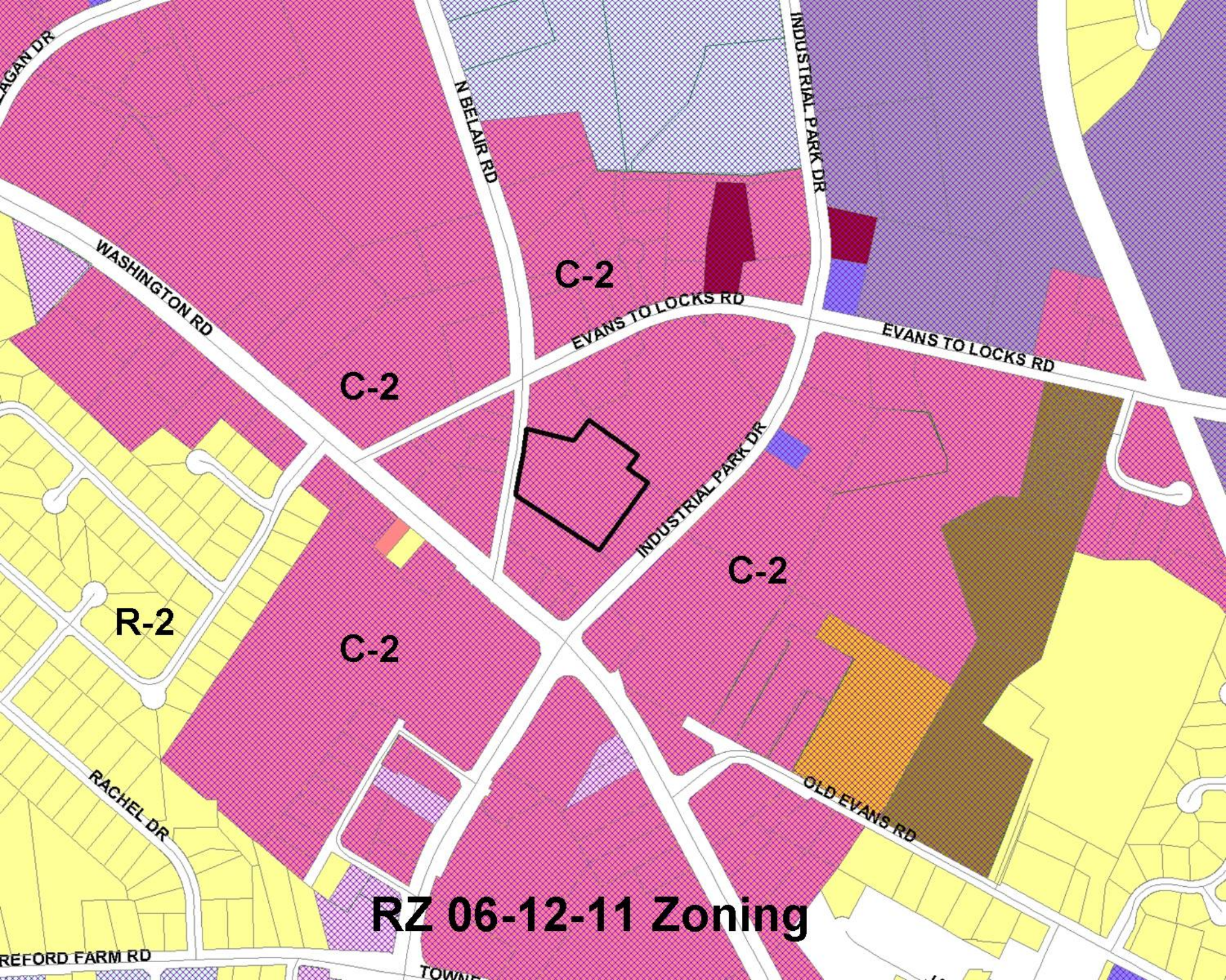
Subscribed and sworn to before me on \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
By: \_\_\_\_\_ Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:  
Columbia County Planning and Development Division

P.O. Box 498  
630 Ronald Reagan Drive  
Evans, GA 30809

Date Received: \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_  
File # R206-12-1





**RZ 06-12-11 Zoning**



OWNERS CERTIFICATION  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE  
PROPERTY SHOWN ON THIS PLAT, THAT THIS PLAT WAS  
PREPARED FROM AN ACTUAL SURVEY, THAT ALL STATE  
AND COUNTY TAXES OR OTHER ASSESSMENTS NOW  
DUE ON THIS LAND HAVE BEEN PAID, AND THAT I  
ADOPT THIS PLAT WITH MY FREE CONSENT.

AUTHORIZED AGENT \_\_\_\_\_

DATE \_\_\_\_\_

~ N/F FOOD LION PLAZA PARTNERS ~  
(ZONED C-2)

MAI  
PRO

COLUM  
SCALE: 1" = 40'



JAMES G. SW

1206 INTERSTATE



RZ 06-12-11 Site Plan

INDUSTRIAL PARK D





# RZ 06-12-11 Site Plan with added Pa



# REZONING

December 21, 2006

FILE: RZ 06-12-11

C-2 to PUD

<b>Property Information</b>	
<b>Tax ID</b>	Tax Map 077A Parcel 011F
<b>Location/address</b>	601 North Belair Road
<b>Parcel Size</b>	± 3.73 acres
<b>Current Zoning</b>	C-2 (General Commercial)
<b>Existing Land Use</b>	Offices and commercial being constructed
<b>Future Land Use</b>	Offices and commercial
<b>Request</b>	PUD (Planned Unit Development)
<b>Commission District</b>	District 1 (Brown)
<b>Recommendation</b>	Approve (subject to adding property)

## Summary and Recommendation

MBH Holdings, Inc., owner, and Bo Slaughter, applicant, seek the rezoning of a 3.73 acre parcel of land from C-2, general commercial, to planned unit development (PUD). The proposed development consists of a restaurant and several office and retail spaces. All of these uses are permitted in the current C-2 zoning district. However, the developer is seeking permission to create lots within the development for sale of individual office and retail buildings, and the lots to be created do not meet the area and dimensional requirements of the C-2 zoning district. The PUD zoning gives much greater flexibility with respect to lot size and setbacks that will enable the subdivision of property to occur. Parking and driveway areas will remain common to the entire development.

Since this parcel is less than four acres in size (3.73 acres) this rezoning is dependent upon the rezoning of an adjoining parcel of land to PUD. That rezoning is occurring under a separate application. If both rezonings are approved, the two developments will be coordinated to meet the intent of the planned development concept.

The permitted uses in the PUD will be the same as those allowed within the C-2 zoning district. There will be interconnectivity within the entire PUD.

**Staff recommends approval subject to additional land being added and with conditions to be included.**

## Interdepartmental Review

## Conditions



# REZONING

December 21, 2006

FILE: RZ 06-12-11

C-2 to PUD

**Engineering:** The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
  - All proposed improvements must conform to current county standards.
  - Storm water detention will be required unless site improvements result in no net increase in runoff.
  - A left turn analysis will be required to determine the need for installation of a left turn lane.
  - A deceleration lane, dimensioned for the posted speed limit will be required.
  - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
  - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

**Storm Water:** Permanent drainage and utility easements are required. A 20 foot easement is required over all storm water infrastructure.

**Construction and Maintenance:** Access to be approved by County Engineering Department.

## Comments

**Water and Sewer:** County water is available on a six inch line on North Belair Road. County sewer is available on an eight inch line in the rear of the property. This project will not affect the capacity of existing water and sewer infrastructure.

**Storm water:** There are no active projects in the area.

**Construction and Maintenance:** This project will not affect the priority of planned road projects.

**Health Department:** Should have county sewer.

**Sheriff:** No comments received.

**Board of Education:** River Ridge Elementary, Riverside Middle School and Greenbrier High School are above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is not navigable by school buses.

**Green space:** This property is not located in a targeted area for green space. There are no green space program lands in the area.



# REZONING

December 21, 2006

FILE: RZ 06-12-11

C-2 to PUD

## Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The uses permitted will remain the same as those allowed within the existing C-2 zoning. The rezoning will facilitate subdividing of the land in question.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The rezoning will be compatible with zoning and land uses adjoining and nearby.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The PUD will carry out the intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The uses contemplated will be compatible with current zoning. The PUD zoning requested will enable the development to be subdivided for sale for investment purposes.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The rezoning will have no effect on the use of public facilities and services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The rezoning is compatible with current zoning.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The rezoning allows permitted uses to remain the same while providing the developer additional opportunities to sell parts of the development to other investors.



# Allen and Gay Aerial

Clary Cut  
Road

Wrightsboro  
Road

Kelly Acres  
Subdivision

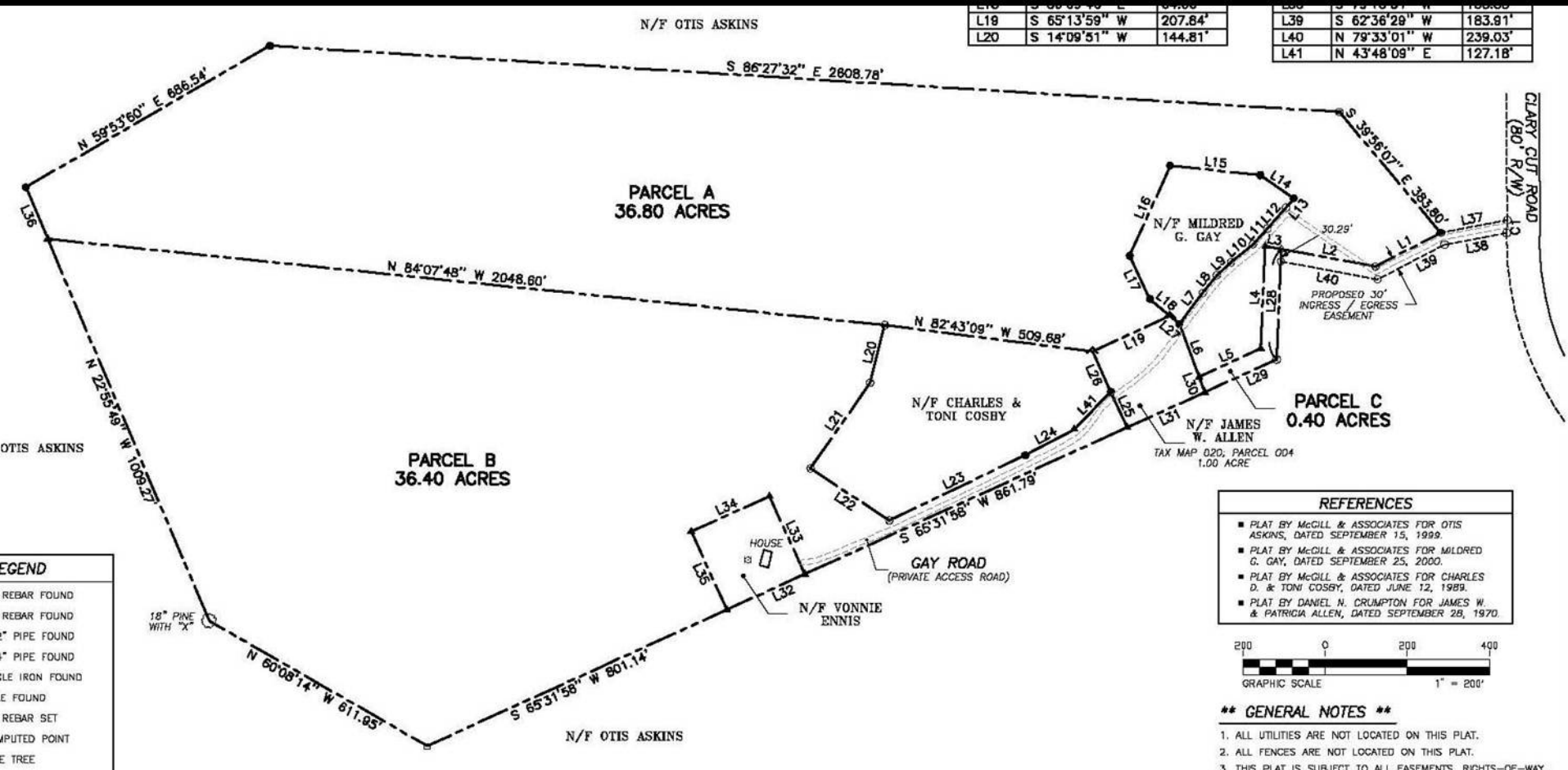
No Public Road  
Frontage

Original  
Parent Parcel





# Allen and Gay Plat





# FINAL PLAT

## ALLEN AND GAY SUBDIVISION

### Property Information

Subdivision Name	Allen and Gay Subdivision
Location/address	off of Clary Cut Road
Development Acreage	73.60 acres
Number of lots/units	3 tracts
Zoning	R-A (Residential Agricultural)
Streets	No Public Road Frontage
Engineer/Surveyor	John A. McGill, P.C.
Commission District	District 4 (Anderson)
Recommendation	Approval with Conditions

### Summary and Recommendation

Homer Gay, James W. Allen, James D. Allen, and Kevin Allen seek final plat approval for a large lot rural subdivision located off of Clary Cut Road. This plat came into staff for administrative approval under Section 74-42 of the subdivision regulations, which governs the subdivision of land into four or fewer lots. That provision allows flexibility in the lot frontage regulations and the design of subdivisions off of large rural tracts of land that were historically created prior to the adoption of more stringent zoning and subdivision requirements. 74-42 permits the creation of up to four lots that may be accessed by ingress/egress easements, **provided that the original tract fronts on a public road for a distance of not less than 150 feet.** The plat shows the subdivision of a 73.60 acre tract into two new lots of 36.40 acres, 36.80 acres, and replatting of a 0.40 tract to be combined with an existing one acre lot owned by James W. Allen for a total of 1.40 acres. The one acre Allen tract is a legal nonconforming lot of record, as it was created before the minimum lot area in the R-A district was changed to 2.50 acres. Adding the 0.40 acre tract to this lot would be improving the non-conformity and would not be creating a separate building lot; staff recommends favorably for this portion of the request.

The creation of the other two lots creates a problem, however. The parent parcel does not have any public road frontage as required by the ordinance. In this case, staff recommends favorably of the request because the two tracts are over 30 acres in size, and they do have adequate access provided through an unimproved ingress-egress easement. Future re-subdivision of these properties shall obligate the subdivider to construct a road meeting all of the requirements of Articles III and IV of Chapter 74, as well as all applicable zoning codes for the zoning district set forth in Chapter 90.

Staff recommends **approval with the condition that no further subdivision of any of these tracts may occur unless a road is designed and built in accordance with the requirements of Articles III and IV of Chapter 74 and approved by the County Engineer.**